# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Horsham District Council<br>FAO: Steve Astles |
| **FROM:** | WSCC – Highways Authority |
| **DATE:** | 27 February 2026 |
| **LOCATION:** | Tisserand Farm, Stane Street, Billingshurst, West Sussex, RH14 9AE |
| **SUBJECT:** | DC/25/0925<br>Change of use to rear parcel of land and existing house. Erection of rear extension to existing commercial building and rear store extensions. (Retrospective). |
| **DATE OF SITE VISIT:** | n/a |
| **RECOMMENDATION:** | More Information Required |

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposal to retrospectively change the use of rear parcel of land and existing house to a mix of residential, office and commercial storage and erection of a rear extension to existing commercial building has been considered by WSCC as the Local Highway Authority.

Comments

The Transport statement outlines that the dwelling on the land to the rear of the site is to have a partial change of use to office space. The dwelling accommodates for the 166sqm of floorspace outlined within the application form, however the statement goes on to say that the surrounding hardstanding will primarily function as a storage and holding/parking area. Within plans, the entire northern area is shaded blue to denote the proposed change of use. Is the proposal to use the entire blue shaded area surrounding the property for additional storage of heavy plant vehicles for the B2 usage?

The Transport Statement also advises that there are 12 existing parking spaces allocated within the site, however it has not been shown within the associated documentation where these are positioned.

Similarly, as the blue edge land has now also proposed use as a holding area, can it please be demonstrated where vehicles will park/manoeuvre and that there is sufficient turning space within this area to accommodate the largest of the vehicles required. There is no layout plan supplied showing where the areas of commercial storage are positioned, the parking/ turning locations should be kept clear to ensure availability in perpetuity.

For guidance, WSCC car parking standards:

- B2 General industrial- 1 space for every 200sqm- for staff and
- 1 space per 500m for visitors.

- E Business and Services- 1 space per 100sqm for staff and
- 1 space per 100sqm for customers/visitors.

Vehicular parking spaces should measure 2.4m x 4.8m for an average size vehicle, however given the range of vehicle types outlined as entering the site, the applicant should demonstrate that the required vehicle sizes can be accommodated adequately.

Conclusion

Please can the above details be addressed and a revised plan provided outlining that sufficient space will be available for the storage and manoeuvring of vehicles as proposed.
Once the above additional information has been provided, please reconsult.

**Jodie Wilkes**
**West Sussex County Council – Planning Services**